

Fill in this information to identify your case:

United States Bankruptcy Court for the:

NORTHERN DISTRICT OF TEXAS

Case number (if known) Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/24

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name 304 Willow Creek, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 88-2879033

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

4117 Boca Bay Drive
Dallas, TX 75244
Number, Street, City, State & ZIP Code

P. O. Box 191088
Dallas, TX 75219
P.O. Box, Number, Street, City, State & ZIP Code

Dallas
County

Location of principal assets, if different from principal place of business
2402 Country Valley Road Garland, TX 75041
Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
☐ Partnership (excluding LLP)
☐ Other. Specify:

Debtor 304 Willow Creek, LLC
Name

Case number (if known) _____

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5313

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
☐ Chapter 9

☒ Chapter 11. **Check all that apply:**

- ☒ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.
☐ A plan is being filed with this petition.
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☒ No.
☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☐ No
☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor	<u>See Attachment</u>	Relationship	_____
District	_____	Case number, if known	_____

Debtor 304 Willow Creek, LLC
Name

Case number (if known) _____

11. Why is the case filed in this district?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other _____

Where is the property?

Number, Street, City, State & ZIP Code _____

Is the property insured?

☐ No

☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

15. Estimated Assets

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☒ \$500,001 - \$1 million

☐ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

16. Estimated liabilities

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☒ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

Debtor 304 Willow Creek, LLC
Name

Case number (if known) _____

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 30, 2024
MM / DD / YYYY

X /s/ Dan Blackburn
Signature of authorized representative of debtor

Dan Blackburn
Printed name

Title President

18. Signature of attorney

X /s/ Robert Buchholz
Signature of attorney for debtor

Date September 30, 2024
MM / DD / YYYY

Robert Buchholz 03290600
Printed name

The Law Office of Robert W. Buchholz, P.C.
Firm name

5220 SPRING VALLEY ROAD, Suite 618
Dallas, TX 75254
Number, Street, City, State & ZIP Code

Contact phone (214) 754-5500

Email address BOB@ATTORNEYBOB.COM

03290600 TX
Bar number and State

Debtor 304 Willow Creek, LLC
Name

Case number (if known)

Fill in this information to identify your case:

United States Bankruptcy Court for the:

NORTHERN DISTRICT OF TEXAS

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FORM 201. VOLUNTARY PETITION

Pending Bankruptcy Cases Attachment

Debtor	<u>1100 Reba McEntgire, LLC</u>	Relationship to you	<u>Affiliated</u>
District	<u>Northern District of Texas</u>	When <u>9/1/24</u>	Case number, if known <u>24-32701</u>
Debtor	<u>261 Oak Hill, LLC</u>	Relationship to you	<u>Affiliated</u>
District	<u>Northern District of Texas</u>	When	Case number, if known
Debtor	<u>3400 Remington Drive, LLC</u>	Relationship to you	<u>Affiliated</u>
District	<u>Northern District of Texas</u>	When <u>9/1/24</u>	Case number, if known <u>24-32703</u>
Debtor	<u>9th Street, GP, LLC</u>	Relationship to you	<u>Affiliated</u>
District	<u>Northern District of Texas</u>	When	Case number, if known
Debtor	<u>Carriage Estates, LLC</u>	Relationship to you	<u>Affiliated</u>
District	<u>Northern District of Texas</u>	When	Case number, if known
Debtor	<u>Chalfont, LLC</u>	Relationship to you	<u>Affiliated</u>
District	<u>Northern District of Texas</u>	When	Case number, if known
Debtor	<u>Forest Bend, LLC</u>	Relationship to you	<u>Affiliated</u>
District	<u>Northern District of Texas</u>	When <u>9/1/24</u>	Case number, if known <u>24-32702</u>
Debtor	<u>Graystone Drive, LLC</u>	Relationship to you	<u>Affiliated</u>
District	<u>Northern District of Texas</u>	When	Case number, if known
Debtor	<u>High Point Circle, LLC</u>	Relationship to you	<u>Affiliated</u>
District	<u>Northern District of Texas</u>	When	Case number, if known
Debtor	<u>Prosper Assisted Living, LP</u>	Relationship to you	<u>Affiliated</u>
District	<u>Northern District of Texas</u>	When <u>9/1/24</u>	Case number, if known <u>24-32700</u>
Debtor	<u>Southlake Assisted Living, LP</u>	Relationship to you	<u>Affiliated</u>
District	<u>Northern District of Texas</u>	When	Case number, if known
Debtor	<u>Tophill, LLC</u>	Relationship to you	<u>Affiliated</u>
District	<u>Northern District of Texas</u>	When <u>9/1/24</u>	Case number, if known <u>24-32699</u>
Debtor	<u>Waverly Lane, LLC</u>	Relationship to you	<u>Affiliated</u>
District	<u>Northern District of Texas</u>	When	Case number, if known